Bengaluru Central City Corporation

Tender Notification No: BCCC/EE/TEC/Tend/01/2026-27 Dated: 24-07-2026 (Underpasses)
Tender Notification No: BCCC/EE/TEC/Tend/02/2026-27 Dated: 24-07-2026 (Foot Over Bridges (FoB) / Skywalks)
Indent Nos: BCCC/2025-26/SE0288 to SE0293, Dated: 24-07-2026

Dated: 10-08-2026

Name of Work:
1) Selection of Advertisement Agencies for Day to Day Maintenance and Exclusive Commercial Advertisement Rights on Existing Underpasses in Bengaluru Central City Corporation (BCCC) Limits for 10 Years.
2) Selection of Advertisement Agencies for Day to Day Maintenance and Exclusive Commercial Advertisement Rights on Existing Foot Over Bridges (FoBs) / Skywalks in Bengaluru Central City Corporation (BCCC) Limits for 10 Years.

Sl No	Indent No	Name of Work
1	2	3
1	Indent No: SE0288.	Underpass-1: Underpass at Maharani College, Ayurveda College & Lulu Mall (Reservation: General Category) (Underpass at Maharani's College on Palace Road, Underpass near Ayurveda College on Dhanvantri Road and Underpass on Vatal Nagaraj Road Near Lulu Mall.)
2	Indent No: SE0289.	Underpass-2: Underpass at KR Circle, Tagore Circle & BDA Head Office (Reservation: General Category) (Underpass at KR Circle Underpass Near SSLR Office & BESCOM Office, Underpass at Tagore Circle on KR Road & Underpass Near BDA Head Office T Chowdaiah Road.)
3	Indent No: SE0290.	Underpass-3: Underpass at Malleswaram Circle & Dairy Circle (Reservation: SC / ST Category) (Underpass at Malleswaram Circle Underpass on MKK Road & Sampige Road Junction & Underpass at Dairy Circle Underpass on Bannerghatta Main Road.)
4	Indent No: SE0291.	FOB-1: Foot Over Bridges (FoB) / Skywalks at Lakkasandra & Kasturinagara (Reservation: SC / ST Category) (Foot Over Bridge (FoB) / Skywalk at Lakkasandra on Dr|| Mari Gowda Road & Foot Over Bridge (FoB) / Skywalk at Kasturinagara on Outer Ring Road.)
5	Indent No: SE0292.	FOB-2: Foot Over Bridges (FoB) / Skywalks at St Theresa Degree College for Women, Angalaparameshwari Temple (Near ETA Gardens Apartments) & Leprosy Hospital (Reservation: General Category) (Foot Over Bridge (FoB) / Skywalk at St. Teresa Degree College for Women on Sultan Road, Foot Over Bridge (FoB) / Skywalk at Angalaparameshwari Temple (Near ETA Gardens Apartments) on Old Mysuru Road & Foot Over Bridge (FoB) / Skywalk at Leprosy Hospital on Old Mysuru Road)
6	Indent No: SE0293.	FOB-3: Foot Over Bridges (FoB) / Skywalks at Okalipuram Bus Stand & Bharathiya Vidya Bhavana (Reservation: General Category) (Foot Over Bridge (FoB) / Skywalk at Okalipuram Bus Stand on Old Mysuru Road & Foot Over Bridge (FoB) / Skywalk at Bharathiya Vidya Bhavana on Race Course Road.)

Sl No	Tender Number	Document Name	Page Number / Section Name	Query	Submitted On	Query Response / Amendment
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A) Mr Ravi Kanth e-Mail: ravi@pioneerpublicityindia.com Time: 16-04 Hrs on Dated: 31-07-2026						
6	Indent No: SE0288 to SE0293	General	General	Subject: Request for Extension of Tender Submission Date With reference to the tender for Operation and Maintenance of Underpasses and Skywalks against Advertisement Rights floated by BCCC, we respectfully request an extension of the tender submission date. We have completed the site inspections of all the locations and are in the process of analysing the revenue potential and preparing a detailed financial assessment for the project. At the same time, several other City Corporations have also floated similar tenders, and our team is currently engaged in evaluating and preparing submissions for those projects as well. The present tender submission deadline is 07.08.2026. We kindly request you to extend the submission date by 15 to 20 days. This extension will enable us and other prospective bidders to complete a comprehensive evaluation and submit a competitive and well-prepared bid. We sincerely request your kind consideration and look forward to a favourable response.	31-07-2026 16-05 Hrs	Time Extension is already Done
B) P S Santhosh Kumar Through e-Mail: rcs7525@gmail.com Time: 09-52 Hrs on Dated: 31-07-2026						
1	Indent No: SE0288 to SE0293	General	General	With reference to the above we submit that the tender was notified on 27.07.2026 and uploaded on the KPP Portal only on 28.07.2026. The pre-bid meeting has been scheduled on 01.08.2026, while the last date for submission of bids is 07.08.2026. The eligibility conditions for required bidders to be in the Advertisement business from past 5 years and EMD fixed concludes that there is some discrepancy in the Tender to favour some persons who are politically influenced to participate the tender. So please relax the conditions so that fresh Advertisers can participate in the tender and also implement the condition stating that pending outstanding dues by the bidders and the bidders who are entered into MOU with the agency should not be considered and if they participate the tender the EMD submitted by them should be forfeited as this condition is been implemented in BECC Sky Walk Tender as per order by Special Commissioner Advertisement ,GBA. There appears to be no extraordinary urgency warranting such a compressed schedule. A short tender period restricts wider participation and may adversely affect transparency, competitiveness, and the objective of obtaining the best value through fair competition. In the interest of fairness and to enable maximum participation by eligible bidders, it is requested that the bid submission date be extended by at least 30 to 45 days from the date of publication on the KPP Portal. We kindly request you to ensure a transparent, competitive, and equitable tendering process and avoid any legal issues regarding this tender.	31-07-2026 09-52 Hrs	This procurement follows a Short-Term Tender Notification. Pursuant to Rule 17(2) of the Karnataka Transparency in Public Procurement Rules, 2000, the mandatory minimum duration for bid submission is 7 days. Since this tender was published on 24-07-2026 with a submission deadline of 07-08-2026, the statutory timeframe has been fully satisfied. Consequently, there is no violation of the Karnataka Transparency in Public Procurement Act, 1999, or its corresponding Rules, 2000. The bid document remains unchanged Except the Corregendum-2 Amendments.

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C) M/s Shashi Advertising						
2	Indent No: SE0288 to SE0290	General	General	ವಿಷಯ: ಬಿ.ಬಿ.ಎಂ.ಪಿ ವ್ಯಾಪ್ತಿಯ ಅಂಡರ್ ಪಾಸುಗಳನ್ನು ಟೆಂಡರ್ ಕರೆದಿರುವ ಬಗ್ಗೆ. ಈ ಮೇಲ್ಕಂಡ ವಿಷಯಕ್ಕೆ ಸಂಬಂದಿಸಿದಂತೆ ಸೆಂಟ್ರಲ್ ಬಿ.ಬಿ.ಎಂ.ಪಿ ವ್ಯಾಪ್ತಿಯಲ್ಲಿ ಬರುವ ಅಂಡರ್ ಪಾಸುಗಳಲ್ಲಿ ಜಾಹೀರಾತು ಅಳವಡಿಸಲು ಟೆಂಡರ್ ಕರೆದಿದ್ದು ಟೆಂಡರ್ ನಂ. Notification No. BCCC/EE/TEC/Tend/01/2026-27, Dated 24-07-2026 ಇದರಲ್ಲಿ ಪರಿಶಿಷ್ಟ ಜಾತಿ ಮತ್ತು ಪರಿಶಿಷ್ಟ ಪಂಗಡಕ್ಕೆ ಮೀಸಲಾತಿ ಕಲ್ಪಿಸಲಾಗಿತ್ತು ನಮ್ಮ ಜನಾಂಗಕ್ಕೆ ತುಂಬಾ ಅನುಕೂಲವಾಗಿರುತ್ತದೆ ಹಾಗೂ ನೀವು ವಿಧಿಸಿರುವ ಷರತ್ತುಗಳ ಪೈಕಿ ಜಂಟಿ ವೆಂಚರ್ಸ್‌ನ್ನು ಪರಿಗಣಿಸುವುದಿಲ್ಲವೆಂಬ ಷರತ್ತು ವಿಧಿಸಿದ್ದು ಇದನ್ನು ತೆರವುಗೊಳಿಸಬೇಕೆಂದು ಕೋರುತ್ತೇವೆ. ವಾರ್ಷಿಕ ಆರ್ಥಿಕ ವಹಿವಾಟು 2.50 ಕೋಟಿ ಇರತಕ್ಕದ್ದೆಂದು ವಿಧಿಸಿರುವ ನಿಬಂಧನೆಯನ್ನು ಸಡಿಲಿಸಿ ರೂ 1.50 ಕೋಟಿ ಮಾಡಬೇಕೆಂದು ಕೋರುತ್ತೇವೆ. ನಮ್ಮ ಜನಾಂಗದವರಿಗೆ ನೀಡಿರುವ ಜಾಹೀರಾತು ಫಲಕಗಳಲ್ಲಿ ಹಣ ಏನಾದರೂ ಪಾವತಿಸಲು ಬಾಕಿ ಇದ್ದಲ್ಲಿ ಅದನ್ನು ಈ ಟೆಂಡರ್‌ಗೆ ಪರಿಗಣಿಸಬಾರದೆಂದು ಕೋರುತ್ತೇವೆ. ಹಾಗೂ ಅಂತಿಮವಾಗಿ ಜಾಹೀರಾತುದಾರರು ಕನಿಷ್ಟ 5 ಕೋಟಿ ನಿವ್ವಳ ಆಸ್ತಿಯನ್ನು ಹೊಂದಿರಬೇಕೆಂದು ವಿಧಿಸಿರುವ ಷರತ್ತನ್ನು ಸಹ ಪೂರ್ತಿಯಾಗಿ ರದ್ದುಗೊಳಿಸತಕ್ಕದ್ದು. ಈ ಮೇಲಿನ ಅಂಶಗಳನ್ನು ಪರಿಗಣಿಸಿ ನಮ್ಮ ಪರಿಶಿಷ್ಟ ಜಾತಿ / ಪಂಗಡದವರಿಗೆ ಮೀಸಲಾತಿ ಅಡಿಯಲ್ಲಿ ಟೆಂಡರ್ ನೀಡಬೇಕೆಂದು ತಮ್ಮಲ್ಲಿ ಕೋರುತ್ತೇವೆ.	31/07/2026	The bid document remains unchanged Except the Corregendum-2 Amendments.
D) M/s Accord (Pre-Bid Queries/ Objections for Underpass)						
3				1.Technical Evaluation Criteria The tender mentions evaluation based on commercial potential, safety, structural feasibility, and additional public utilities. However, no marking pattern or weightage has been specified. Request: Kindly publish the detailed technical evaluation matrix with parameter-wise marks to ensure transparency and avoid subjective evaluation. 2.Financial Eligibility The prescribed minimum net worth and turnover appear to be very high. Request: Kindly clarify the basis on which the financial eligibility criteria have been fixed and whether the same is proportionate to the project value and scope. 3.Metro/ Future Infrastructure Impact The agreement is for 10 years, but the tender is silent on situations where Metro expansion, road widening, flyovers, or Government infrastructure reduce advertising visibility. Request: Kindly include a clause providing compensation, extension of concession, or equivalent alternate locations if Government projects adversely affect commercial potential. 4.Guaranteed Advertising Rights The tender grants commercial advertisement rights but does not specify the minimum number of permissible advertising locations or display area. Request: Kindly provide package-wise drawings showing the approved advertisement locations and permissible display area. 5.Advertisement Permissions The tender states that the successful bidder must obtain permissions from property owners. Request: Kindly clarify the role of BCCC in facilitating permissions on Government properties and utility structures.		Sl No: 1 & 2 No Change Sl No: 3, Given the annual nature of this Contract, in the event that the underpass is demolished or dismantled as a result of future infrastructure developments, this Contract shall automatically terminate. The Concessionaire's liability for payments shall cease effective from the year of demolition. Sl No: 4, As per Tender Clause-1.4 (Page No: 48). The Height is 2.00 Meter Maximum (Amended from 1.50 Meter Height) Sl No: 5 This section constitutes the preamble to the tender, citing the provisions of The Greater Bengaluru Area (Advertising) Rules-2025. No formal permission is required hereunder, given that all subject infrastructure is the property of the GBA / BCCC. Sl No: 6 Detailed terms regarding maintenance schedules, obligations, procedures, and penalties shall be issued upon completion of the tender process as part of the formal Tender Agreement. Sl No: 7, The Performance Bank Guarantee shall remain constant throughout the term, equivalent to the aggregate of the first-year ground rent and the advertisement fee. Sl No: 8, The advertisement fee shall comply with the prevailing acts, rules, and orders of the Government, GBA, and BCCC, including any subsequent amendments or new enactments introduced during the contract term.

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	Indent No: SE0288 to SE0290	General	General	6.Maintenance Responsibility The maintenance obligations are extensive but the inspection procedure and penalties are not clearly defined. Request: Kindly specify measurable maintenance standards, inspection frequency, penalty mechanism, and rectification timelines. 7.Performance Bank Guarantee The tender requires a Performance Security equivalent to 12 months' Ground Rent plus first-year Advertisement Fee. Request: Kindly clarify whether the Performance Security amount will reduce proportionately during the concession period or remain constant throughout. 8.Future Revision of Advertisement Fees Kindly clarify whether advertisement fees or ground rent are fixed for the entire concession period or subject to annual revision. 9.Bid Evaluation Kindly confirm whether the contract will be awarded solely to the highest financial bidder among technically qualified bidders or whether a combined technical-financial evaluation methodology will be adopted. 10.Force Majeure / Government Restrictions Kindly include provisions protecting the concessionaire in case of Government restrictions, court orders, natural calamities, or statutory changes affecting advertisement rights.	31/07/2026	Sl No: 9, Bidders first undergo a technical evaluation based on established criteria. Only those who pass this stage will have their financial bids opened. The highest bidder (H1) among the technically qualified participants will be selected, provided they meet or exceed the fixed Annual Ground Rent. Sl No: 10, Since this Contract undergoes annual renewal, the parties may mutually agree to terminate it upon the occurrence of a Force Majeure event. Following such mutual termination, the Concessionaire's payment obligations shall cease for that contract year. Immediately thereafter, the infrastructure must be handed over to the BCCC free of any encumbrances whatsoever. Additional Strategic Queries The terms outlined in the tender document regarding net worth and financial capabilities shall prevail. Technical and financial evaluations will strictly adhere to the tender document criteria. Except for provisions specified in the Maintenance Protocol, the installation and maintenance of public utilities—such as toilets and Wi-Fi are excluded from this scope.
				Additional Strategic Queries High net worth and turnover Requirements. What is the exact evaluation methodology for awarding additional technical marks for public amenities such as toilets, Wi-Fi, information kiosks, etc.? No protection if metro or future infrastructure affects advertisement rights. Will existing advertisers continue after award, or will all rights vest exclusively with the successful bidder? Will BCCC provide utility connections (electricity) or are they entirely the bidder's responsibility? Can digital LED displays be installed in place of static advertisements? Will BCCC provide traffic count or footfall data for each package? If advertisements are removed due to Government directions, will concession fees be proportionately reduced?		Given the annual nature of this Contract, in the event that the underpass is demolished or dismantled as a result of future infrastructure developments, this Contract shall automatically terminate. The Concessionaire's liability for payments shall cease effective from the year of demolition. Following the evaluation and formal award of the tender to the successful bidder, the incumbent contractor shall be discharged from all contractual obligations. The Greater Bengaluru Area (Advertisement) Rules, 2025, will govern this process. As traffic data is unavailable from the GBA / BCCC, bidders must independently source and verify this information. Any complete ban on advertisements will constitute a Force Majeure event, and the contract will be governed by the applicable Force Majeure provisions.

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E) M/s Accord (Pre-Bid Queries/ Objections for Skywalk)						
5	Indent No: SE0291 to SE0293	General	General	Will the successful bidder be allowed to install double-decker advertising structures where structural stability permits? Will BCCC provide the approved structural drawings of each FOB/Skywalk? If Metro, flyover, road widening, or any government project obstructs visibility after award, will relocation or compensation be provided? Who is responsible for obtaining structural stability certificates? Can additional advertising formats (LED, digital screens, kiosks, branding elements) be installed with BCCC approval? Are there any restrictions on advertisement size, illumination, or materials? Commercial Is the annual ground rent fixed for the entire 10-year period, or will there be any escalation. What is the methodology for calculating advertisement fees and other statutory charges? Will GST be payable only on the quoted amount or on other charges also? Can the concession period be extended beyond 10 years if government approvals are delayed? Utility & Approvals Who will provide BESCOM electricity connection, and who will bear electricity charges? Is water supply, CCTV, lift maintenance, and housekeeping the bidder's responsibility? Will BCCC facilitate permissions from Traffic Police, BESCOM, Metro, or other authorities if required? Force Majeure & Risk If visibility is affected due to Metro pillars, flyovers, trees, or government construction, will proportionate rent reduction or relocation be allowed? In case of natural calamities or government restrictions, will concession fees be waived for the affected period? Will the concession period be extended if advertising is suspended due to government orders? Financial Under what conditions will the EMD be refunded? When will the Performance Bank Guarantee be returned after completion of the contract?	31/07/2026	No Double decker will be allowed, As per Tender Clause-1.4 (Page No: 48). The maximum height limit is now 3.00 meters, updated from the previous 1.50 meters. BCCC will share the relevant records with the successful bidder only. Given the annual nature of this Contract, in the event that the Skywalk is demolished or dismantled as a result of future infrastructure developments, this Contract shall automatically terminate. The Concessionaire's liability for payments shall cease effective from the year of demolition. As these skywalks are recent constructions by the erstwhile BBMP / GBA / BCCC, immediate certification of structural stability is exempted. The successful bidder shall, however, ensure that the structural stability is evaluated every five years, commencing from the third year of the contract, to verify and maintain structural integrity. The Greater Bengaluru Area (Advertisement) Rules, 2025, provisions will govern. The Greater Bengaluru Area (Advertisement) Rules, 2025, and Tender Document provisions will govern this process. As per Annexure-13 of Tender Document (Page No: 60 & 61). Goods and Services Tax (GST) will apply in conformity with the governing legal provisions and any successive amendments. The concessionaire shall bear full financial responsibility for all utility consumption, incidental fees, maintenance, security etc and associated operational expenses incurred during the concession term. The concessionaire is solely responsible for obtaining all necessary statutory and external clearances and paying any associated fees throughout the concession period. Given the annual nature of this Contract, as a result of future infrastructure developments, this Contract shall automatically terminate. The Concessionaire's liability for payments shall cease effective from the year of demolition. Since this Contract undergoes annual renewal, the parties may mutually agree to terminate it upon the occurrence of a Force Majeure event. Following such mutual termination, the Concessionaire's payment obligations shall cease for that contract year. Immediately thereafter, the infrastructure must be handed over to the BCCC free of any. Once the tender process concludes and the successful bidder is selected, the EMD (Earnest Money Deposit) will be released. The Performance Bank Guarantee shall be released solely after the completion of the Concession Period and the successful handover of the infrastructure free from all encumbrances. The bidder shall remain liable for maintaining the validity of the Performance Bank Guarantee during the entire Concession Period via periodic revalidation.

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F) Mr / Mrs Vaanya P e-Mail: jaivinoutdoormedia@gmail.com Time: 16-04 Hrs on Dated: 31-07-2026						
7	Indent No: SE0288 to SE0293	General	Clause 1.14 – Financial Eligibility	The RFP stipulates a minimum annual turnover of **₹5 Crores** for General Category bidders. Considering the annual base ground rent of the package is 48 Lakhs, we request BCCC to **reduce the minimum turnover requirement to ₹2 Crores**, which would encourage wider participation while still ensuring capable bidders.	31-07-2026 22-12 Hrs	No Change
			Clause 1.14 – Financial Eligibility	Kindly clarify whether the turnover requirement should be considered as **average turnover of the last five financial years** or turnover in any one financial year.		in any one year preceding the last five financial years
			Advertisement Media	The RFP refers to advertisement panels but also mentions that electronic displays may be considered. Kindly clarify whether **Digital LED displays are permitted** under this tender. If permitted, please specify the approval process and applicable conditions.		This section constitutes the preamble to the tender, citing the provisions of The Greater Bengaluru Area (Advertising) Rules-2025. The Greater Bengaluru Area (Advertisement) Rules, 2025, and Tender Document provisions will govern this process.
			Advertisement Sizes	Kindly provide the **approved advertisement panel sizes**, number of permissible panels, and detailed layout drawings for each underpass.		This will be provided to the successful bidder as part of the final contract upon completion of the tender process.
			Inventory Details	Kindly confirm the **total permissible advertisement area (sq. ft.)** available under each package and each underpass.		As per Tender Clause-1.4 (Page No: 48). The maximum height limit is now 2.00 meters, updated from the previous 1.50 meters. For Underpasses The maximum height limit is now 3.00 meters, updated from the previous 1.50 meters. For Skywalks
			Structural Drawings	Kindly provide the **structural drawings, elevation drawings and approved locations** where advertisement panels can be installed.		The available records will be provided to the successful bidder as part of the final contract upon completion of the tender process.
			Maintenance Scope	Kindly clarify the exact maintenance obligations of the concessionaire. Does maintenance include only advertisement panels or also civil, electrical, painting, drainage, lighting, cleaning and other underpass infrastructure?		Refer to Clause-1.7 of Day to Day Maintenance Protocol (Page No-27 to 30 of RFP)
			Existing Utilities	Kindly confirm whether any existing electrical connections, lighting infrastructure or advertisement frames are available and whether the successful bidder can utilize the same.		The successful bidder will accept all existing infrastructure and facilities on an "as-is, where-is" basis. The bidder is responsible for rectifying any deficiencies, maintaining the infrastructure throughout the concession period, and handing it back to the BCCC in good, unencumbered condition upon expiration.
			Annual Escalation	Kindly clarify whether the **10% annual escalation** is applicable only on the Ground Rent or also on the Advertisement Fee.		The applicable 10% escalation on Ground Rent and Advertisement Fees shall be governed by the relevant provisions of the acts, rules, and orders currently in force and as amended from time to time.
			Revenue During Approval Period	Will the concession period commence from the date of Agreement or from the date of approval and completion of installation of advertisement panels?		Immediately after the Agreement is signed.
			Technical Evaluation	The RFP refers to technical evaluation but does not specify a detailed scoring matrix. Kindly provide the **technical evaluation methodology, marking criteria and minimum qualifying score**, if applicable.		As per RFP
			Extension Of Tender DATE	Since the Tender is been Called With a Short Duration Need the Tender to Be Extended For **30 Days**		As of now no Change.

Note: If any in consistency in Pre-Bid Query Response and Amended Clauses of Corregendum-2, Then Such cases the Corregendum-2 Amendments will prevail over the these query response.

Sd/-
Chief Engineer (Zone-2)
Bengaluru Central City Corporation